# STORAGE YARD

# TRAYNOR RYAN

YEARS ESTABLISHED

WITH PREMISES

**15,592 Sq Ft Site** (1,448.56 Sq M)

HAVANT / HAMPSHIRE Former Bus Depot, Fulflood Road PO9 5AX

- Substantially Open Rectangular Site
- Office/Admin Accommodation
- Palisade Gates
- Good Accessibility
- Suitable For a Variety of Uses

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023 9200 5999

info@traynorryan.co.uk

## **LOCATION**

A3(M): 2 miles

A27: 1.7 miles

Havant Train Station: 1.7 miles

### DESCRIPTION

Concrete surfaced and fenced site with office/workshop accommodation. Suitable for open storage use including vehicles.

### **FLOOR AREAS**

	Sq M	Sq Ft
Site Area	1,448.56	15,592
Offices GIA	81.9	882
Workshops GIA	35.7	384

#### RENT

£50,000 per annum excl.

#### **OUTGOINGS**

All utilities are the responsibility of the tenant.

#### LEASE

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.

#### **BUSINESS RATES**

Rateable Value £16,500.

#### COSTS

All legal costs to be borne by the ingoing tenant.

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#### **VIEWING & FURTHER INFORMATION**

Strictly by appointment through sole agents. Contact:

OSCAR TRAYNOR or WARREN TRAYNOR 023 9200 5999 info@traynorryan.co.uk

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